

Bradford Office
2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office
The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office
Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



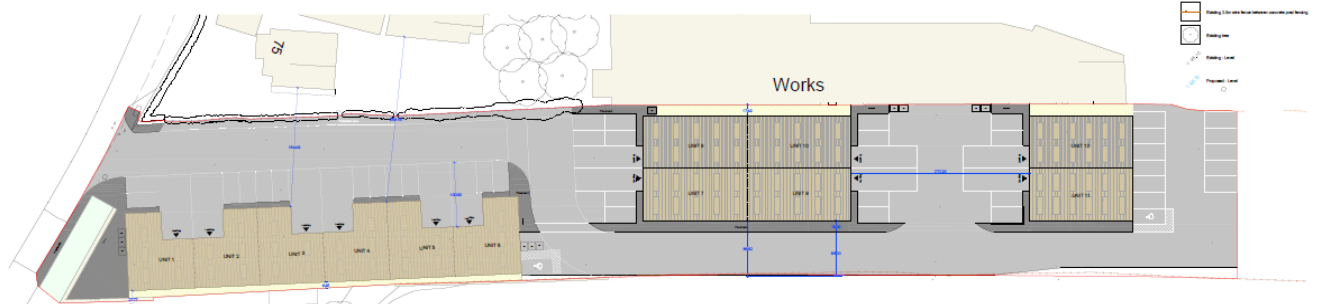
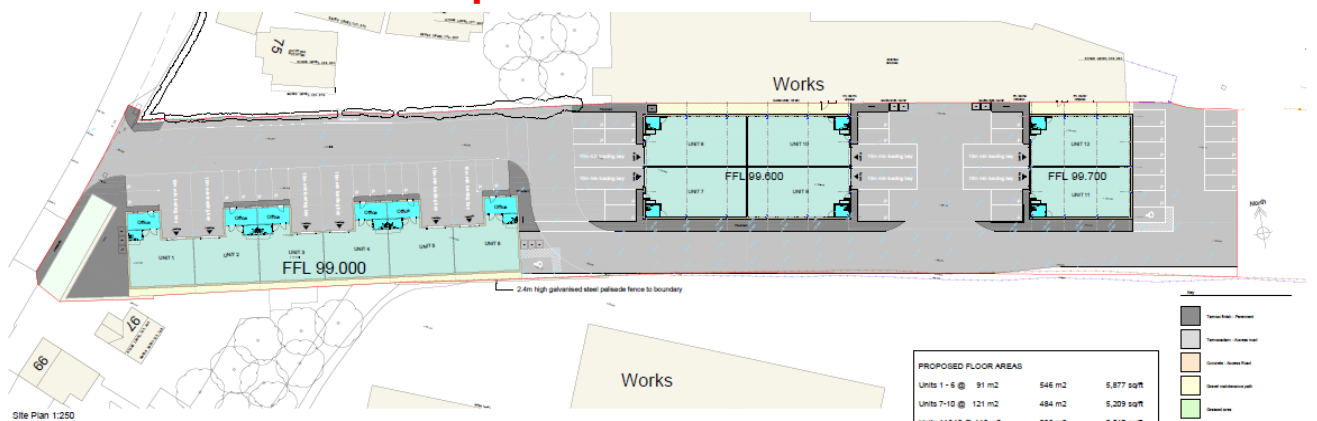
Preliminary Details

TO LET (May Sell)

New Industrial/Business/Trade Counter Units COMING SOON! (Q1 2022)

Phase 1 will involve the Construction of up 6
(unit reference numbers 7-11) new build units
from approximately 1,300 sqft (121 sqm) to 7,740 sqft (719 sqft)

Initial Enquiries now been taken



**Final 'fit out' can be tailored to match tenants/purchasers requirements
Rent (Price) on Application**

***Potential to create (S.T.P) a 10,000 sqft (929sqm) –15,000 sqft (1,394sqm) standalone unit**

****Individual units can have mezzanine floors installed to increase floor space**

For further information please contact
Ian Hayfield - ijh@hayfieldrobinson.co.uk 07966 336616
Lisa Throupe - lisa@hayfieldrobinson.co.uk 01274 398729/07966 300501

**WHARFEDALE BUSINESS PARK, SHETCLIFFE LANE (OFF TONG STREET A650),
BRADFORD, WEST YORKSHIRE, BD4 9RT**

www.hayfieldrobinson.co.uk

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PHASE 1

Size and Availability Schedule

UNIT 7	1,300 SQFT	120 SQM
UNIT 8	1,300 SQFT	120 SQM
UNIT 9	1,300 SQFT	120 SQM
UNIT 10	1,300 SQFT	120 SQM
UNITS 7-10	5,200 SQFT	483 SQM
UNIT 11	1,270 SQFT	118 SQM
UNIT 12	1,270 SQFT	118 SQM
UNITS 11-12	2,540 SQFT	236 SQM

*Potential to create (S.T.P) a 10,000 sqft (929 sqm) – 15,000 sqft (1,394 sqm) standalone unit

**Individual units can have mezzanine floors installed to increase floor space

Planning permission reference number **20/01839/MAF**

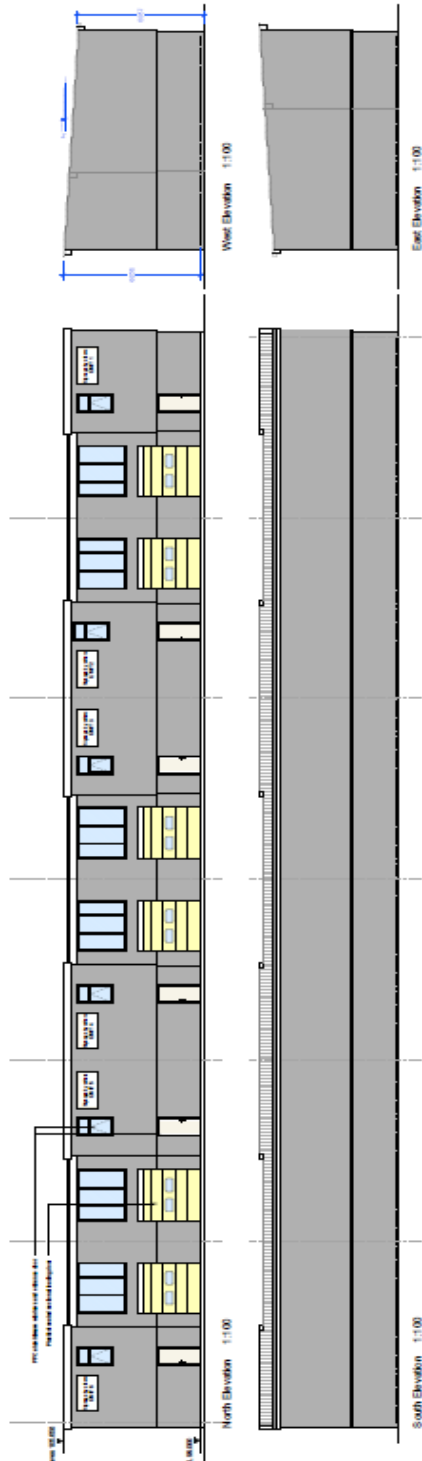
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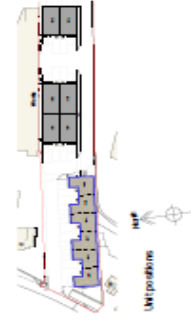
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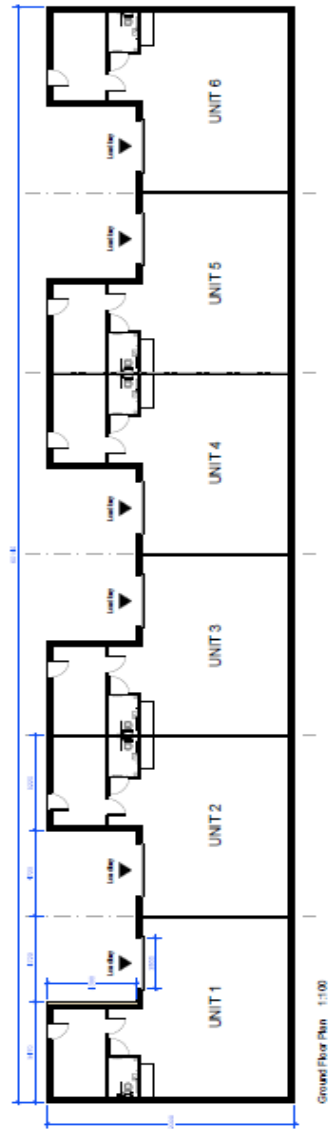
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3	UNIT 3	3	10.00	3	UNIT 3	3	10.00
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5	UNIT 5	5	10.00	5	UNIT 5	5	10.00
6	UNIT 6	6	10.00	6	UNIT 6	6	10.00
7	UNIT 7	7	10.00	7	UNIT 7	7	10.00
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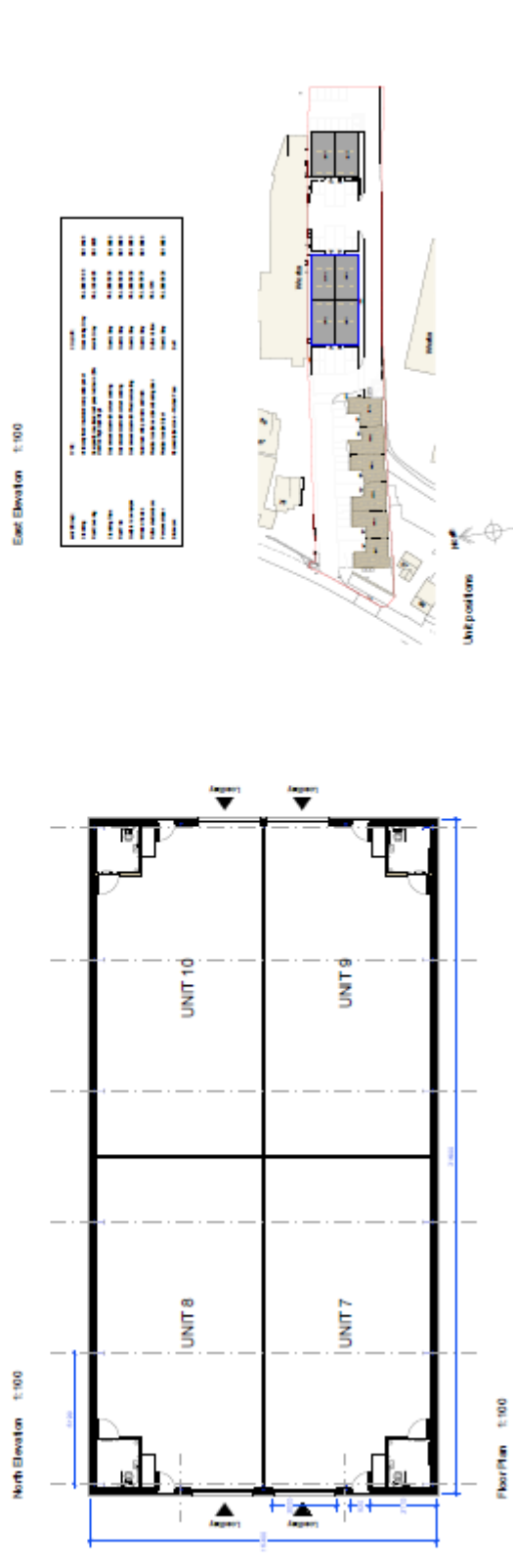
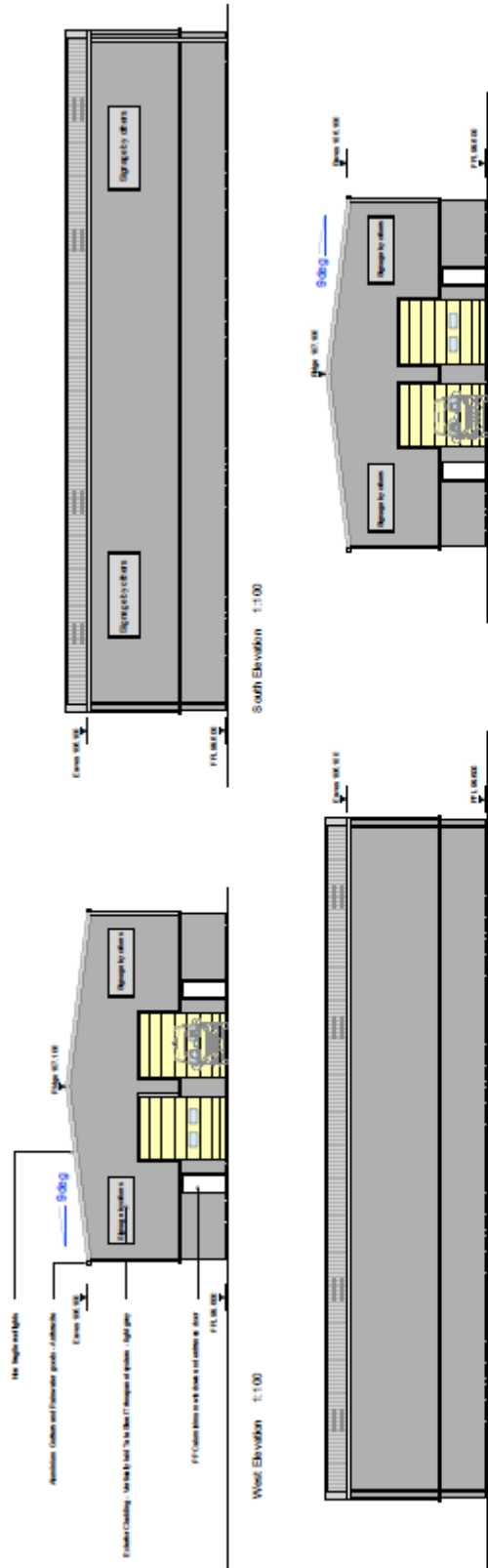
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DATE:		M1		M2		M3		M4		M5	
DRAWN BY:		M1		M2		M3		M4		M5	
CHECKED BY:		M1		M2		M3		M4		M5	
SCALE:		M1		M2		M3		M4		M5	

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WHARFEDALE BUSINESS PARK, SHETCLIFFE LANE (OFF TONG STREET A650), BRADFORD, WEST YORKSHIRE, BD4 9RT



NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	100mm concrete	100	100.00	10000.00
2	100mm concrete	100	100.00	10000.00
3	100mm concrete	100	100.00	10000.00
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8	100mm concrete	100	100.00	10000.00
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**MA
DP**

PROJECT NO: 1111 DRAWING NO: 1111 DATE: 11/11/11	DRAWN BY: 1111 CHECKED BY: 1111 APPROVED BY: 1111
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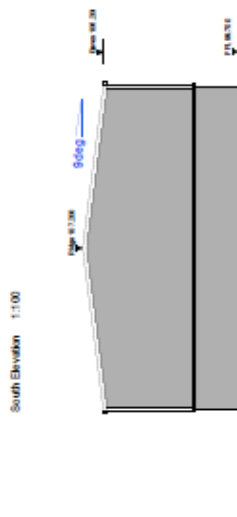
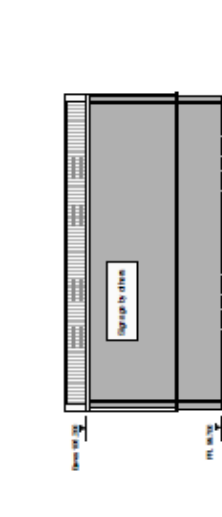
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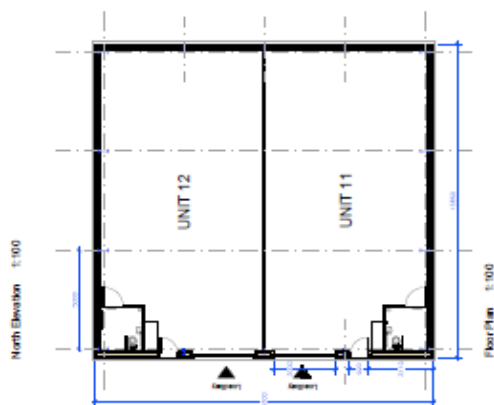
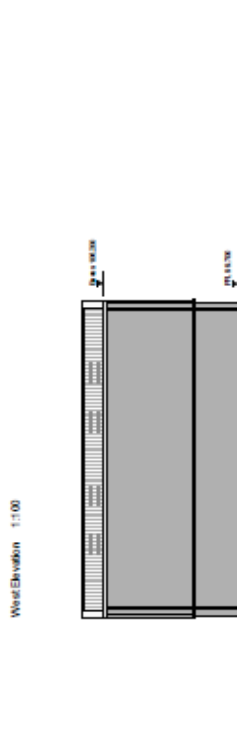
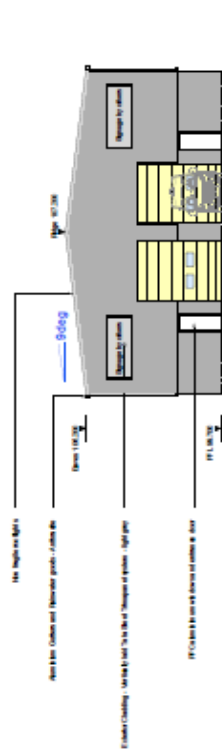
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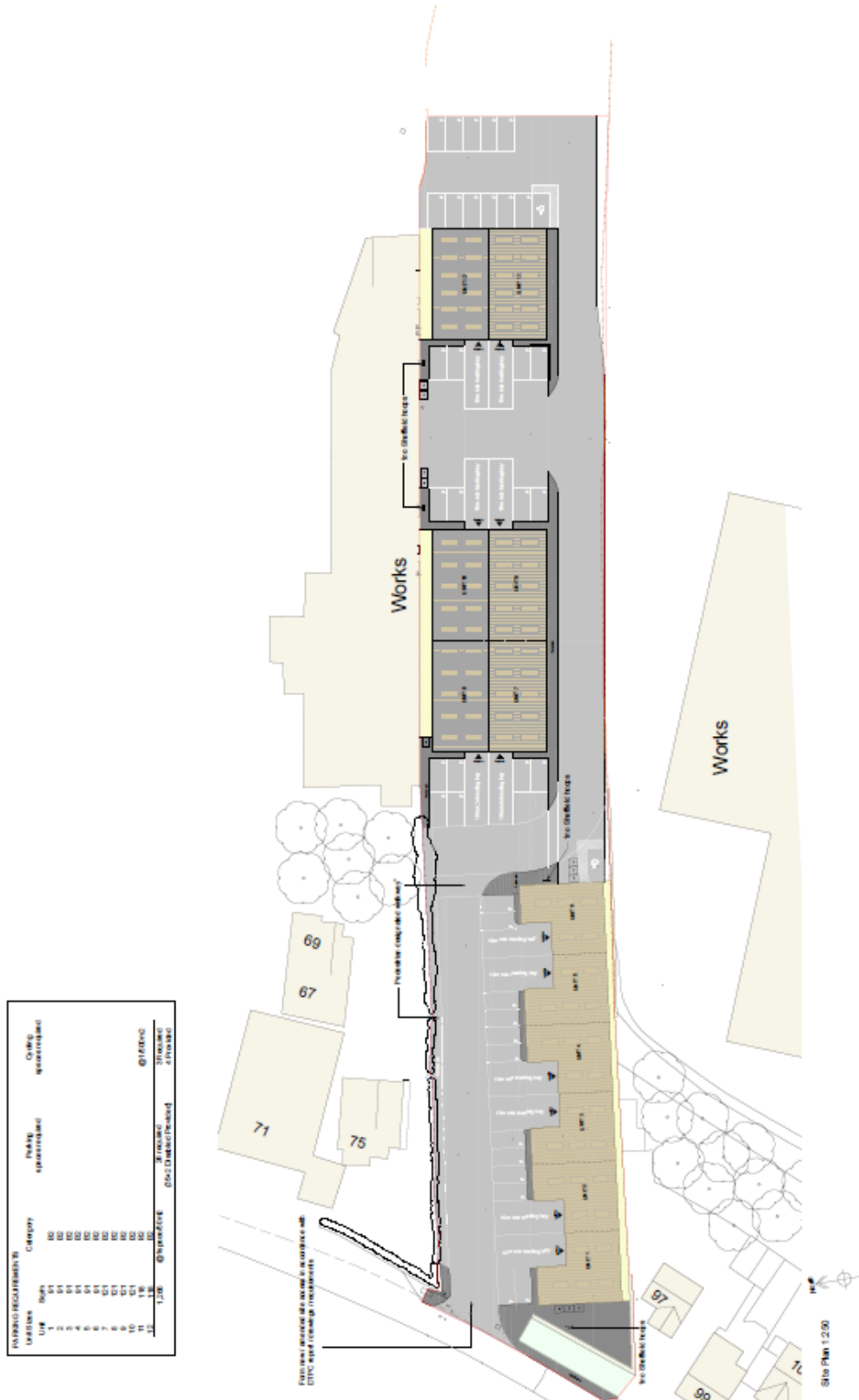
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UNIT 14	18.00	180,000
UNIT 15	18.00	180,000
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UNIT 99	18.00	180,000
UNIT 100	18.00	180,000



MA
 DP

NO.	DATE	BY	CHKD
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90	07/01/12	MA	DP
91	08/01/12	MA	DP
92	09/01/12	MA	DP
93	10/01/12	MA	DP
94	11/01/12	MA	DP
95	12/01/12	MA	DP
96	13/01/12	MA	DP
97	14/01/12	MA	DP
98	15/01/12	MA	DP
99	16/01/12	MA	DP
100	17/01/12	MA	DP

WHARFEDALE BUSINESS PARK, SHETCLIFFE LANE (OFF TONG STREET A650), BRADFORD, WEST YORKSHIRE, BD4 9RT



PARKING REQUIREMENTS		Category	SPACE	CHRG
UNIT	TYPE	Category	REQUIREMENT	REQUIREMENT
1	01	02		
2	01	02		
3	01	02		
4	01	02		
5	01	02		
6	01	02		
7	01	02		
8	01	02		
9	01	02		
10	01	02		
11	01	02		
12	01	02		

M
A
D
P

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

Project: Wharfedale Business Park
 Address: Shetcliffe Lane, Bradford, West Yorkshire, BD4 9RT
 Client: Hayfield Robinson Limited
 Date: 15/03/2024

DISCLAIMER

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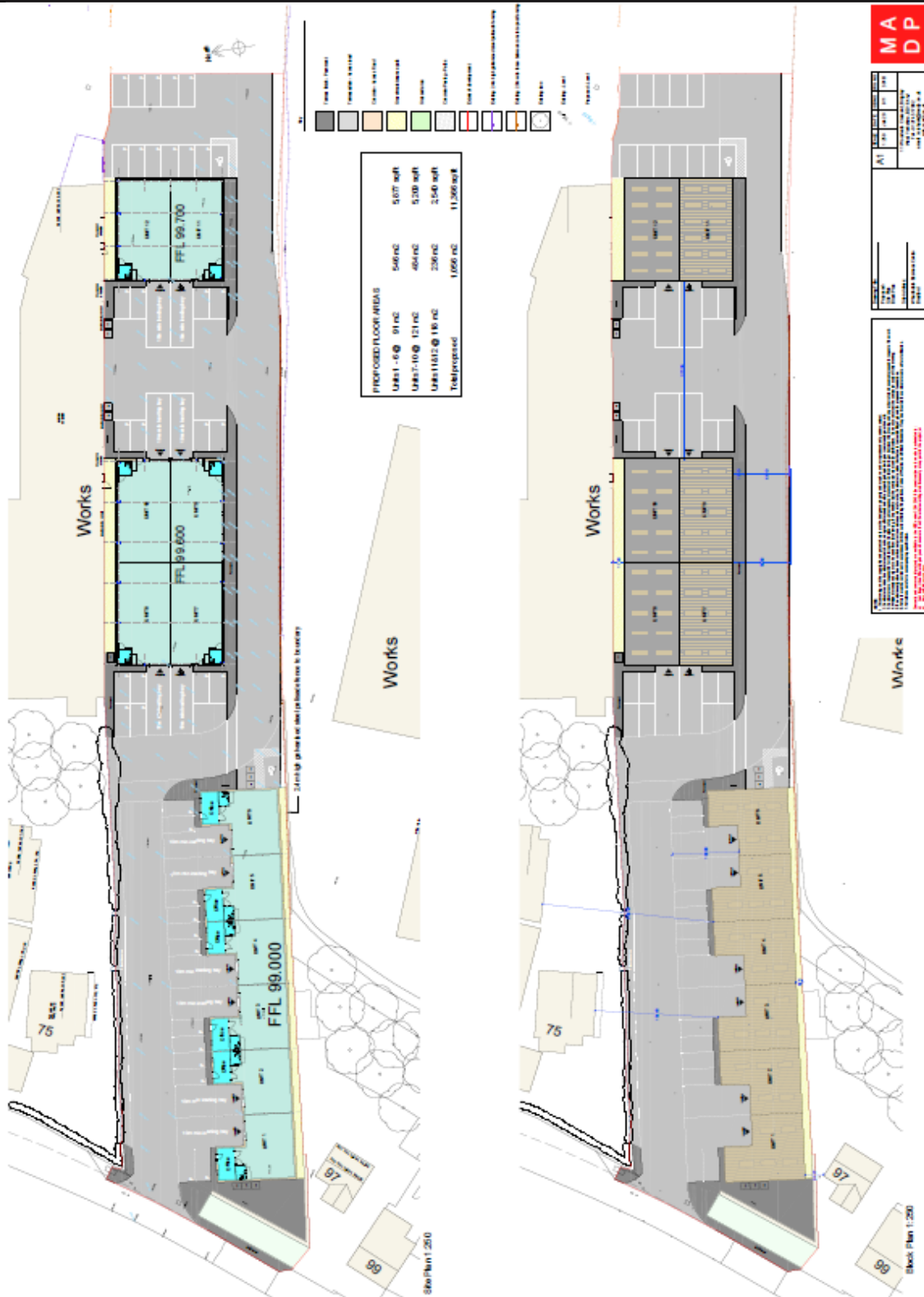
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